Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	36 MOLESWORTH STREET SEAFORD VIC 3198

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$750,000	&	$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$830,000	Property type	House	Suburb	Seaford
Period-from	01 May 2023	to	30 Apr 2024	Source	Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
32 BARRY STREET SEAFORD VIC 3198	$700,000	23-Mar-24
306 FRANKSTON-DANDENONG ROAD SEAFORD VIC 3198	$780,000	21-Feb-24
21 HUNT DRIVE SEAFORD VIC 3198	$795,000	04-Apr-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 30 May 2024

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32 BARRY STREET SEAFORD VIC 3198

3 2 1

Sold Price RS $700,000 Sold Date 23-Mar-24

Distance 0.17km



306 FRANKSTON-DANDENONG ROAD SEAFORD VIC 3198

3 2 2

Sold Price $780,000 Sold Date 21-Feb-24

Distance 0.45km



21 HUNT DRIVE SEAFORD VIC 3198

4 2 2

Sold Price $795,000 Sold Date 04-Apr-24

Distance 1.15km

RS = Recent sale **UN** = Undisclosed Sale

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